

Fast Food Executive Summary Report

Appraisal Date 1/1/00 - 2000 Assessment Roll

Specialty Name: Fast Food and Institutional Restaurants

Previous Physical Inspection: The physical inspection of the entire specialty was completed in the 1999 cycle.

Current Physical Inspection: Approximately 80 restaurants were inspected. These inspections included new transfers, restaurants in a state of transition (such as the Boston Markets), new restaurants and sold properties.

Sales - Improved Summary:

Number of Sales: 15

Range of Sale Dates: 1/97-2/00

Sales – Ratio Study Summary

See attached ratio summary for 1999 values compared to current sales. The COV is 13.88%, the COD is 10.79% and the weighted mean ratio is 91.9%. These are acceptable indicators of uniformity and value level. Current sales activity does not warrant (maintenance parcels excepted) change from previous value. Please note sales information in the 1999 report as well as the more current data.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis.

Population - Improved Parcel Summary Data

	Land	Imps	Total
1999 values:	\$175,881,600	\$111,343,300	\$287,224,900
2000 values:	\$193,245,800	\$104,928,400	\$298,174,200

Total change in value of land and improvements combined: +3.8%.

Number of improved Parcels in the Population: 397.

Conclusion and Recommendation:

Since the values recommended in this report achieve assessment level and equity in compliance with IAAO standards, we recommend posting them for the 2000 Assessment Roll.